

CITY OF WATERVILLE

REGULAR MEETING

COUNCIL MINUTES
MEETING BEING HELD VIA ZOOM

MARCH 2, 2021

MEMBERS OF THE PUBLIC WHO WISH TO PARTICIPATE IN THE MEETING MUST CONTACT THE CITY CLERK'S OFFICE BY 5 P.M. ON THE DATE OF THE MEETING TO RECEIVE LOG IN OR CALL IN CREDENTIALS.

LIVE STREAMING IS AVAILABLE VIA A LINK BEING PROVIDED ON THE CITY'S WEBSITE ON THE MAIN PAGE AT WWW.WATERVILLE-ME.GOV.

PUBLIC COMMENTS AND QUESTIONS SHOULD BE EMAILED TO
PUBCOMMENT@WATERVILLE-ME.GOV

Note: If there is a failure during a livestream, a new link will be created and posted. If you're having difficulty viewing the livestream, click on the link again, since it may have been updated.

REGULAR MEETING
7:00 P.M.

PRESENT: J COELHO, MAYOR
STEPHEN DALY, CITY MANAGER

COUNCILORS: MICHAEL MORRIS, FLAVIA OLIVEIRA, THOMAS KLEPACH,
REBECCA GREEN, RICHARD FOSS, CLAUDE FRANCKE, ERIK
THOMAS

DISCLOSURE OF CONFLICT OF INTEREST

NONE WERE DISCLOSED

APPROVAL OF CONSENT AGENDA

MINUTES OF CITY COUNCIL MEETING OF FEBRUARY 2, 2021

RESOLUTION 51-2021 ROLL OF ACCOUNTS NO 5

RESOLUTION 52-2021 AUTHORIZING RENEWAL OF LIQUOR LICENSES TO EXPIRE
BETWEEN APRIL 1, 2021 AND JUNE 30, 2021

Motion Made and Seconded for Approval of Consent
Agenda

Vote: All in Favor (7-0)

Motion Made and Seconded to Read All Items by Title
Only

Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

UNFINISHED BUSINESS

ORDER 275-2020 APPROVING TAX INCREMENT FINANCING DISTRICT (CITY
CENTER TIF) AND RELATED DEVELOPMENT PLAN (SECOND
READING)

Motion Made and Seconded to Table to Next Meeting
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

ORDINANCE 46-2021 AMENDMENT TO ZONING (EIGHT ROD ROAD) (SECOND
READING)

Motion Made and Seconded to Adopt
Mr. Jayson Haskell confirmed that they had entered
into a lease for the entire parcel of land, but that
they had agreed to retain part of the lot to include a
community garden.
Councilor Foss asked who would regulate the hours and
maintain the space.
Mr. Will Boyle explained that the gravel parking area
would have a wooden guardrail, and that the Police
Department would enforce area's hours in a way similar
to how they enforce hours at other city parks.
Councilor Klepach supported the community garden idea
and asked how large a piece would be set aside for
this use and expressed his concern for safety with the
proximity of the garden area to the solar farm.
Mr. Haskell explained that there would be a 6' tall
security fence around the solar array.
Councilor Francke questioned the impact on the bird
life in the area.
Mr. Haskell explained that he had spoken with
representative of Inland Fisheries & Wildlife who
indicated that this would not impact the area
wildlife.
City Manager Daly asked if the meadow would be
maintained by mowing, to which Mr. Haskell responded
that there was an option to hay that area.
When questioned about taxes being generated, Will
Boyle stated that the state legislature is finalizing
the details of this now, adding that this project
won't reduce the land value.
Councilor Thomas noted that the current law reimburses
50% of what the taxes would have been, and that the
city can assess it as the cost of construction of the
project or use the income approach.
Councilor Green asked whether they had an idea of when
this solar array would go online and whether they had
any subscribers.

Will Boyle answered that once the permits were obtained that they will start construction within 4-6 weeks. Mr. Boyle said that there are currently no subscribers but that they would love to work with the City of Waterville and its residents.

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

ORDER 47-2021

AUTHORIZING SUPPLEMENTAL FUNDING FOR COVID-19
EXPENSES (SECOND READING)

Motion Made and Seconded to Adopt

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

NEW BUSINESS

RESOLUTION 53-2021

APPOINTMENTS TO KENNEBEC REGIONAL DEVELOPMENT
AUTHORITY

Motion Made and Seconded to Adopt

Motion Made and Seconded to Amend to Add Councilor
Morris as an Appointee

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

Motion Made and Seconded to Adopt As Amended

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None

Vote: All in Favor (7-0)

RESOLUTION 54-2021

APPOINTMENT OF A COMMITTEE REGARDING COUNCIL
MEETING ROOM OPTIONS

Motion Made and Seconded to Adopt

Motion Made and Seconded to Amend to tie the
Resolution to the Memo detailing the Committee's
Charge.

Councilor Thomas explained that we will be looking at rentals, buildings for sale and whether we should build, but that we need real numbers and ideas to bring to the City Council. Mr. Thomas added that the public will have an opportunity or provide input. Councilors Francke, Thomas and Morris volunteered to serve on this committee.

Councilors Voting Yes: Morris, Oliveira, Klepach, Green, Foss, Francke, Thomas

Councilors Voting No: None
Vote: All in Favor (7-0)
Motion Made and Seconded to Adopt As Amended
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 55-2021 AWARD OF LIBRARY PROJECT BIDS

Motion Made and Seconded to Adopt
Motion Made and Seconded to Amend to Indicate the item
in the third bullet to include a cost of \$20,000
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)
Motion Made and Seconded to Adopt As Amended
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

ORDINANCE 56-2021 AMENDMENTS TO PERSONNEL ORDINANCE

Motion Made and Seconded to Adopt
City Manager Daly explained that our standards exceed
state law regarding earned time off, but that part-
time earnings are based on actual work time.
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

RESOLUTION 57-2021 SUPPORT FOR AN APPLICATION TO THE PROJECT
CANOPY, TREE PLANTING AND MAINTENANCE GRANT
PROGRAM

Motion Made and Seconded to Adopt
Councilors Voting Yes: Morris, Oliveira, Klepach,
Green, Foss, Francke, Thomas
Councilors Voting No: None
Vote: All in Favor (7-0)

COUNCILOR UPDATES

Councilor Green shared that the City had not been awarded the Boston Federal grant but thanked Garvan Donegan for his work and shared her hope that some of the ideas brought forward during this process would be implemented.

MANAGER'S REPORT

City Manager Daly gave a report of the mid-year revenue and expense results which indicated that revenues were 17% ahead of projections and expenses were on track at 50%.

Mr. Daly explained that department budget reviews will be completed next week and that will be followed by pulling the whole budget together with the Finance Director.

The City Manager said that the BUILD Grant work scheduling has begun and that this will require public information, and dispute resolution. Mr. Daly said that questions regarding this should be directed to Mike Roy.

Regarding Zoom meetings, Mr. Daly said that we will be moving to a Webinar Zoom format, which will help us better manage virtual public meetings. Daly stated that our staff will work with the CATV staff so that it can be implemented at the March 16th meeting.

City Manager Daly shared that there are only two city staff still in quarantine and are expected to return to work by next Monday.

Motion Made and Seconded to Adjourn
Adjourned at 8:00 p.m.

_____ City Clerk